



City of Redmond Planning Commission November 30, 2005 Meeting Summary

Planning Commissioners in Attendance:

Kim Allen, Tom Hinman, Charlie McCarthy, Korby Parnell, Sue Petitpas, and Martin Snodgrass

Staff in Attendance:

Lori Peckol, Gary Lee, Rob Odle, Kim Dietz, Terry Shirk, Redmond Planning Department

Guests in Attendance:

Richard Anderson, North Redmond Citizen Advisory Committee

Business Conducted:

Chair Martin Snodgrass called the meeting to order at 6:30 p.m. The Commission excused Commissioner Querry.

The meeting began with a presentation by Suzanne Britsch, NewHomeTrends, on a residential market analysis she prepared for Redmond's Downtown and Overlake Centers. Ms. Britsch reviewed the questions addressed in the study report and her findings and recommendations. The Commissioners asked several questions, including questions about the feasibility of shared, off-site parking to serve residential development (Ms. Britsch's response was shared parking is good, off-site parking can be difficult), the extent to which condominium liability issues are still a factor (response was yes, but less so since more builders are finding ways to address this challenge), and the appropriateness of grade separations for ground floor residential uses (response was having the grade separation as well as ADA access is the best solution). The Commissioners expressed appreciation to Ms. Britsch for her insights and excellent work on the market analysis.

The Planning Commission delayed approval of the meeting summary for October 19, 2005 in order to provide more time for Commissioners to review the summary.

Commissioner Snodgrass left the meeting for Items from the Audience and the study session on the North Redmond Neighborhood Plan update since he owns property there. Vice Chair Allen presided in Commissioner Snodgrass' absence.

Under Items from the Audience, Eric Fortune, Sterling Leibenguth, Leroy Hegge, Bob Chamberlain, Sarina Glover, Reid Probst, Eric Mendares, William Westwater, Lynette Cap and Janette Backlund spoke regarding the proposed North Redmond Neighborhood Plan update. Included among the citizen comments were opposition to allowing neighborhood commercial at the Washington Cathedral property or elsewhere in the neighborhood, support for keeping R-1 zoning for the Washington Cathedral property, support for the staff recommended revisions to the neighborhood connections map, opposition to extension of 172nd Avenue NE, and support for traffic calming along 172nd Avenue NE.

Vice Chair Allen opened the study session on the North Redmond Neighborhood Plan update. Commissioner Petitpas led the discussion. Kim Dietz, Senior Planner, presented staff's recommendation concerning the request by Washington Cathedral for a change of land use designation and zoning to neighborhood commercial. The Commissioners completed their recommendations for the following issues:

- Issue 1, request by Washington Cathedral (PC unanimously agreed to retain the R-1 zoning, thereby recommended denial of Washington Cathedral's request)

- Issue 9, staff recommended revisions to connections map (PC supported staff recommendation)
- Issue 2, staff recommended revisions for proposed policy N-NR-53 (PC supported traffic calming on 172nd Avenue NE north of 116th Avenue NE; south of 116th Avenue NE, some traffic calming could be appropriate but not medians; also supported staff's recommendation against a multimodal designation north of 116th Avenue NE).

Commissioner Snodgrass returned to the meeting, and resumed his role as chair.

Chair Snodgrass opened the study session on the 2005 Downtown Redmond Development Guide Amendment (DGA). Commissioner McCarthy led the discussion. Rob Odle, Policy Planning Manager, gave a presentation concerning issues 6 and 7, maximum floor area ratio (FAR) without transfer development rights (TDRs) and residential density. In his presentation, Mr. Odle covered the purpose of the TDR program, past use and availability of TDRs, staff's rationale for the recommended changes, and expected implications for the TDR program. The Commission unanimously supported staff's recommended changes for these issues, reasoning that requiring use of TDRs for additional density was counter to the City's housing goals, creates additional process and confusion, and is a minor portion of the TDR certificates used to date. Commissioner Allen expressed interest in considering a revision to the TDR program to require use of TDR's for larger residential units. The Commission closed issues 6 and 7.

The Commission next began to discuss issue 5, whether to eliminate "feet" as an additional controlling factor of building height. While most of the Commissioners supported this change, Commissioners Allen and Snodgrass did not. The Commission agreed to continue discussion of this issue.

Chair Snodgrass adjourned the meeting at 10:00 pm.